



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: Atz Place

SITE LOCATION: 301 East Wayne Street  
Kendallville, IN 46755

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Atz Place Limited Partnership

PRINCIPALS: Robert Bender

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	11
50% of AMI:	11
40% of AMI:	9
30% of AMI:	7
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	24
Two bedroom:	14
Three bedroom:	0
Four bedroom:	0
Total units:	38

TOTAL PROJECTED COSTS:	\$5,937,536
CREDITS PER UNIT:	\$14,209

CREDIT REQUESTED:	\$539,930
CREDIT RECOMMENDED:	\$539,930
HOME REQUESTED:	\$375,000
HOME RECOMMENDED:	\$375,000

APPLICANT NUMBER:	2016A-C-003
BIN NUMBER:	IN-16-00100
HOME LOAN NUMBER:	HML-015-004
FINAL SCORE:	149.5
SET-ASIDE:	Qualified Not-For Profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Country Apartments
SITE LOCATION:	600 N. High Street Brownstown, IN 47220
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Buckeye Community Hope Foundation
PRINCIPALS:	Buckeye Community Hope Foundation Robeeta England

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	14
50% of AMI:	13
40% of AMI:	14
30% of AMI:	15
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedroom:	44
Three bedroom:	12
Four bedroom:	0
Total units:	56

TOTAL PROJECTED COSTS:	\$8,029,854
CREDITS PER UNIT:	\$10,483
CREDIT REQUESTED:	\$587,067
CREDIT RECOMMENDED:	\$587,067
APPLICANT NUMBER:	2016A-C-008
BIN NUMBER:	IN-16-00200
FINAL SCORE:	136.5
SET-ASIDE:	Preservation



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Crawford Apartments II
SITE LOCATION:	West of 2450 S. Henderson Street Bloomington, IN 47401
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Permanent Supportive Housing
APPLICANT:	LifeDesigns, Inc.
PRINCIPALS:	LifeDesigns, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	9
50% of AMI:	9
40% of AMI:	9
30% of AMI:	8
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	35
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	35

TOTAL PROJECTED COSTS:	\$7,447,453
CREDITS PER UNIT:	\$18,847

CREDIT REQUESTED:	\$659,653
CREDIT RECOMMENDED:	\$659,653
HOME REQUESTED:	\$400,000
HOME RECOMMENDED:	\$400,000

APPLICANT NUMBER:	2016A-C-009
BIN NUMBER:	IN-16-00300
HOME LOAN NUMBER:	HML-015-005
FINAL SCORE:	130
SET-ASIDE:	Housing First



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: Crystal Valley Manor

SITE LOCATION: 114 Krider Drive  
Middlebury, IN 46540

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Elderly

APPLICANT: Crystal Valley Manor Limited Partnership

PRINCIPALS: Jeffrey J. Woda  
David Cooper  
Beverly Patrone

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	11
50% of AMI:	11
40% of AMI:	9
30% of AMI:	9
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	32
Two bedroom:	8
Three bedroom:	0
Four bedroom:	0
Total units:	40

TOTAL PROJECTED COSTS:	\$4,685,956
CREDITS PER UNIT:	\$9,893

CREDIT REQUESTED:	\$395,737
CREDIT RECOMMENDED:	\$395,737
DEVELOPMENT FUND REQUESTED:	\$200,000
DEVELOPMENT FUND RECOMMENDED:	\$200,000

APPLICANT NUMBER:	2016A-C-011
BIN NUMBER:	IN-16-00400
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-101
FINAL SCORE:	135
SET-ASIDE:	Preservation



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: Davis Zeller Place

SITE LOCATION: 115 W National and other scattered sites  
Brazil, IN 47834

PROJECT TYPE: Adaptive Reuse & New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: New Hope Services, Inc.

PRINCIPALS: New Hope Services, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	14
50% of AMI:	14
40% of AMI:	11
30% of AMI:	9
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	21
Two bedroom:	27
Three bedroom:	0
Four bedroom:	0
Total units:	48

TOTAL PROJECTED COSTS:	\$9,952,000
CREDITS PER UNIT:	\$16,641

CREDIT REQUESTED:	\$798,765
CREDIT RECOMMENDED:	\$798,765
HOME REQUESTED:	\$400,000
HOME RECOMMENDED:	\$900,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2016A-C-012
BIN NUMBER:	IN-16-00500
HOME LOAN NUMBER:	HML-015-006
DEVELOPMENT FUND LOAN NUMBER:	N/A
FINAL SCORE:	148
SET-ASIDE:	Qualified Not-For-Profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Florence Fay School Senior Apartments
SITE LOCATION:	2815 English Avenue Indianapolis, IN 46201
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	TWG Development LLC
PRINCIPALS:	TWG GP, LLC TWG Development, LLC Joe Whitsett

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	21
50% of AMI:	21
40% of AMI:	17
30% of AMI:	14
Market Rate:	0

**UNIT MIX**

Efficiency:	8
One bedroom:	53
Two bedroom:	12
Three bedroom::	0
Four bedroom:	0
Total units: 7	73

TOTAL PROJECTED COSTS:	\$13,258,620
CREDITS PER UNIT:	\$16,438
CREDIT REQUESTED:	\$1,200,000
CREDIT RECOMMENDED:	\$1,200,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2016A-C-015
BIN NUMBER:	IN-16-00600
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-012
FINAL SCORE:	147.25
SET-ASIDE:	Large City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Garden View Senior Apartments
SITE LOCATION:	1119 N. Main Elkhart, IN 46514
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Commonwealth Development Corporation of America
PRINCIPALS:	Commonwealth Management Corporation

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	16
50% of AMI:	16
40% of AMI:	13
30% of AMI:	10
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	13
Two bedroom:	42
Three bedroom:	0
Four bedroom:	0
Total units:	55

TOTAL PROJECTED COSTS:	\$10,316,911
CREDITS PER UNIT:	\$15,252

CREDIT REQUESTED:	\$838,880
CREDIT RECOMMENDED:	\$838,880
DEVELOPMENT FUND REQUESTED:	\$470,000
DEVELOPMENT FUND RECOMMENDED:	\$470,000

APPLICANT NUMBER:	2016A-C-016
BIN NUMBER:	IN-16-00700
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-103
FINAL SCORE:	148
SET-ASIDE:	Elderly



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Garfield Commons
SITE LOCATION:	Southwest Corner of Garfield St. and Virginia St. Evansville, IN 47710
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Multifamily
APPLICANT:	ECHO Housing Corporation
PRINCIPALS:	ECHO Housing Corporation

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	14
50% of AMI:	13
40% of AMI:	11
30% of AMI:	9
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	2
Two bedroom:	24
Three bedroom:	21
Four bedroom:	0
Total units:	47

TOTAL PROJECTED COSTS:	\$9,031,046
CREDITS PER UNIT:	\$17,357
CREDIT REQUESTED:	\$815,774
CREDIT RECOMMENDED:	\$815,774

APPLICANT NUMBER:	2016A-C-017
BIN NUMBER:	IN-16-00800
FINAL SCORE:	149.5
SET-ASIDE:	Qualified Not-For-Profit





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Historic Sullivan Lofts
SITE LOCATION:	15, 17, 19, 25, 27 W. Jackson St. & other scattered sites Sullivan, IN 47882
PROJECT TYPE:	New Construction & Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Vision Communities, Inc.
PRINCIPALS:	Vision Communities, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	11
50% of AMI:	11
40% of AMI:	10
30% of AMI:	8
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	3
Two bedroom:	37
Three bedroom:	0
Four bedroom:	0
Total units:	40

TOTAL PROJECTED COSTS:	\$8,569,500
CREDITS PER UNIT:	\$16,600

CREDIT REQUESTED:	\$664,000
CREDIT RECOMMENDED:	\$664,000
HOME REQUESTED:	\$400,000
HOME RECOMMENDED:	\$900,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2016A-C-022
BIN NUMBER:	IN-16-00900
HOME LOAN NUMBER:	HML-015-007
FINAL SCORE:	148.42
SET-ASIDE:	Qualified Not-For-Profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: Lake Park Senior Apartments  
SITE LOCATION: 111 West 10<sup>th</sup> Street  
Hobart, IN 46342  
PROJECT TYPE: New Construction  
PROJECT DESIGNATION: Elderly  
APPLICANT: RealAmerica Development LLC  
PRINCIPALS: RealAmerica Development, LLC

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	23
50% of AMI:	23
40% of AMI:	19
30% of AMI:	15
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	41
Two bedroom:	39
Three bedroom:	0
Four bedroom:	0
Total units:	80

TOTAL PROJECTED COSTS:	\$12,506,289
CREDITS PER UNIT:	\$15,000

CREDIT REQUESTED:	\$1,200,000
CREDIT RECOMMENDED:	\$1,173,294

APPLICANT NUMBER:	2016A-C-024
BIN NUMBER:	IN-16-01000
FINAL SCORE:	146.25
SET-ASIDE:	Small City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Little Crow Lofts
SITE LOCATION:	201 S. Detroit St. Warsaw, IN 46580
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Family
APPLICANT:	Commonwealth Development Corporation of America
PRINCIPALS:	Commonwealth Management Corporation

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	12
50% of AMI:	12
40% of AMI:	10
30% of AMI:	8
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	7
Two bedroom:	35
Three bedroom:	0
Four bedroom:	0
Total units:	42

TOTAL PROJECTED COSTS:	\$8,421,262
CREDITS PER UNIT:	\$15,204

CREDIT REQUESTED:	\$638,569
CREDIT RECOMMENDED:	\$638,569
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2016A-C-026
BIN NUMBER:	IN-16-01100
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-104
FINAL SCORE:	153
SET-ASIDE:	Rural



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Phoenix Manor
SITE LOCATION:	23005 Woodburn Rd. Woodburn, IN 46797
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Keller Development, Inc.
PRINCIPALS:	Larry D. Keller Edward E. Keller, III

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	9
50% of AMI:	9
40% of AMI:	8
30% of AMI:	7
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	7
Two bedroom:	26
Three bedroom:	0
Four bedroom:	0
Total units:	33

TOTAL PROJECTED COSTS:	\$5,858,488
CREDITS PER UNIT:	\$17,134
CREDIT REQUESTED:	\$565,434
CREDIT RECOMMENDED:	\$565,434

APPLICANT NUMBER:	2016A-C-032
BIN NUMBER:	IN-16-01200
FINAL SCORE:	146.75
SET-ASIDE:	Elderly



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Renaissance Pointe
SITE LOCATION:	1631 E. Pontiac St. and scattered sites Fort Wayne, IN 46803
PROJECT TYPE:	Adaptive Reuse and New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	MV Affordable Housing LLC
PRINCIPALS:	MV Affordable Housing LLC Miller-Valentine Operations Inc. Vincent Village, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	18
50% of AMI:	18
40% of AMI:	14
30% of AMI:	12
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	6
Two bedroom:	8
Three bedroom:	17
Four bedroom:	31
Total units:	62

TOTAL PROJECTED COSTS:	\$13,462,448
CREDITS PER UNIT:	\$18,710

CREDIT REQUESTED:	\$1,160,000
CREDIT RECOMMENDED:	\$1,160,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2016A-C-035
BIN NUMBER:	IN-16-01300
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-105
FINAL SCORE:	151.49
SET-ASIDE:	Large City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: Riverside Villa Apartments

SITE LOCATION: 200 Water Street  
Ligonier, IN 46767

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Herman & Kittle Properties, Inc.

PRINCIPALS: Jeffrey L. Kittle Trust

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	16
50% of AMI:	16
40% of AMI:	12
30% of AMI:	10
Market Rate:	0

**UNIT MIX**

Efficiency:	24
One bedroom:	30
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	54

TOTAL PROJECTED COSTS:	\$7,263,947
CREDITS PER UNIT:	\$13,426

CREDIT REQUESTED:	\$725,000
CREDIT RECOMMENDED:	\$725,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2016A-C-036
BIN NUMBER:	IN-16-01400
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-106
FINAL SCORE:	149
SET-ASIDE:	Rural



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Salem Place Apartments
SITE LOCATION:	West 6 <sup>th</sup> Street Daleville, IN 47334
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	RealAmerica Development, LLC
PRINCIPALS:	RealAmerica Development, LLC

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	19
50% of AMI:	18
40% of AMI:	15
30% of AMI:	12
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	20
Two bedroom:	24
Three bedroom:	20
Four bedroom:	0
Total units:	64

TOTAL PROJECTED COSTS:	\$8,423,325
CREDITS PER UNIT:	\$13,361

CREDIT REQUESTED:	\$855,083
CREDIT RECOMMENDED:	\$855,083

APPLICANT NUMBER:	2016A-C-037
BIN NUMBER:	IN-16-01500
FINAL SCORE:	151.25
SET-ASIDE:	Small City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: South Bend Permanent Supportive Housing

SITE LOCATION: 924 W Indiana Avenue  
South Bend, IN 46613

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Permanent Supportive Housing

APPLICANT: South Bend Heritage Foundation

PRINCIPALS: South Bend Heritage Foundation  
Marco Mariani  
Cora Springman

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	9
50% of AMI:	8
40% of AMI:	8
30% of AMI:	7
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	32
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	32

TOTAL PROJECTED COSTS:	\$6,691,469
CREDITS PER UNIT:	\$20,452

CREDIT REQUESTED:	\$654,449
CREDIT RECOMMENDED:	\$654,449

APPLICANT NUMBER:	2016A-C-038
BIN NUMBER:	IN-16-01600
FINAL SCORE:	124.5
SET-ASIDE:	Housing First





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME:	Stokes Commons
SITE LOCATION:	1005 S. Meridian Street Lebanon, IN 46052
PROJECT TYPE:	Adaptive reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Housing Directions, LLC
PRINCIPALS:	Hoosier Housing Partners-2013, LLC
<b><u># OF UNITS AT EACH SET ASIDE</u></b>	<b><u>UNIT MIX</u></b>
60% of AMI: 20	Efficiency: 0
50% of AMI: 20	One bedroom: 45
40% of AMI: 15	Two bedroom: 23
30% of AMI: 13	Three bedroom: 0
Market Rate: 0	Four bedroom: 0
	Total units: 68
TOTAL PROJECTED COSTS:	\$10,498,323
CREDITS PER UNIT:	\$13,890
CREDIT REQUESTED:	\$944,520
CREDIT RECOMMENDED:	\$944,520
APPLICANT NUMBER:	2016A-C-041
BIN NUMBER:	IN-16-01700
FINAL SCORE:	152
SET-ASIDE:	Elderly



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**

**2016A-C Round**

PROJECT NAME: Vine Street Lofts

SITE LOCATION: 4 Vine Street  
Jasper, IN 47546

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: MV Affordable Housing LLC

PRINCIPALS: MV Affordable Housing LLC  
Miller-Valentine Operations, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	18
50% of AMI:	18
40% of AMI:	14
30% of AMI:	12
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	26
Two bedroom:	36
Three bedroom:	0
Four bedroom:	0
Total units:	62

TOTAL PROJECTED COSTS: \$12,692,422

CREDITS PER UNIT: \$18,951

CREDIT REQUESTED: \$1,175,000

CREDIT RECOMMENDED: \$1,175,000

DEVELOPMENT FUND REQUESTED: \$500,000

DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2016A-C-050

BIN NUMBER: IN-16-01800

DEVELOPMENT FUND LOAN NUMBER: DFL-016-107

FINAL SCORE: 146.75

SET-ASIDE: Small City